

23 Bettenson Street  
Red Deer, Alberta

MLS # A2295846



## \$414,900

<b>Division:</b>	Bower		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Metal Siding , Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Storage, Sump Pump(s), Suspended Ceiling, Tankless Hot Water		

**Inclusions:** shed, refrigerator

Welcome to this well cared for and meticulously maintained 4 bedroom, 3 bathroom bungalow located in the quiet and established Bower area of Red Deer. This bright and inviting home features large windows that bring in plenty of natural light and a functional layout with space for families, guests, or working from home. The main floor offers a welcoming living area, a bright kitchen with newer appliances, updated bathrooms, and a dining area with direct walk-out access to the large two-tier deck, perfect for relaxing or enjoying the private backyard with mature shade trees. The yard is fully landscaped with many perennials including bleeding hearts, roses, peonies, and flowering weigela bushes, along with space for gardening such as sweet peas, sunflowers, and edible peas along the fence line. Downstairs you will find additional bedrooms, a large family room, a separate office or flex room, and a spacious laundry room with room for up to four appliances, a large storage cabinet, and ample shelving. The basement also includes a large floor-to-ceiling white entertainment wall unit with shelving and storage. This home has seen many important updates including a high efficiency furnace (2022), hot water on demand (2022), most of the windows are updated and renovated bathrooms. Outside you will find a concrete driveway, room for RV parking, a storage shed, and a heated double detached garage measuring 24 ft by 26 ft, which also includes a workshop area. Conveniently located close to Bower Mall, major shopping, Red Deer Polytechnic, elementary and high schools, parks including Kin Canyon and the dog park, public transit, and with easy access to the highway. A clean, bright, and well maintained home in a great location with plenty of space inside and out. This beauty is move in ready and packed with value!